



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 8, 2004

IN REPLY PLEASE
REFER TO FILE:

MP-6
200.042
M0321027

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AUBURN DEBRIS BASIN - PARCEL 2EX.2
SALE OF SURPLUS PROPERTY - CITY OF SIERRA MADRE
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Auburn Debris Basin, Parcel 2EX.2 (2,567 square feet), located adjacent to the property at 825 Auburn Avenue, in the City of Sierra Madre, to be no longer required for the purposes of the Los Angeles County Flood Control District (District).
3. Authorize the sale of Parcel 2EX.2 to the adjacent property owners, Mike G. Hoffman and Rene C. Hoffman, for \$1,500.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along the northwest corner of the Auburn Debris Basin to the adjacent property owners,

Mike G. Hoffman and Rene C. Hoffman, who own a single-family residence at 825 Auburn Avenue in the City of Sierra Madre. Parcel 2EX.2 is located on the northwest side of the Auburn Debris Basin in the City of Sierra Madre.

The District acquired fee title to Parcel 2EX.2 as part of the land needed for the Auburn Debris Basin. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$1,500 represents the market value. This amount has been paid and deposited into the Flood Control District fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Sierra Madre's Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcel 2EX.2 is no longer needed for the purposes of the District and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
April 8, 2004
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ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

AT:bw
P6:368BRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. and Mrs. Michael G. Hoffman
821 Auburn Avenue
Sierra Madre, CA 91024

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
5762-004-905 (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MIKE G. HOFFMAN and RENE C. HOFFMAN, husband and wife as joint tenants, all its right, title, and interest in and to all that real property in The City of Sierra Madre, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

AUBURN DEBRIS BASIN 2EX.2
200-RW 1.1
I.M. 174-257
S.D. 5 M0321027

KDR:in:P:Conf:qcdAUBURN DB2EX.2.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form
LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution, _____, 20_____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____

AUBURN DEBRIS BASIN 2EX.2

200-RW 1.1

A.P.N. 5762-004-905(por.)

T. G. 567(A1)

I.M. 174-257

Fifth District

M0321027

LEGAL DESCRIPTION

PARCEL NO. 2EX.2 (Quitclaim of a portion of fee):

That portion of that part of the Northwest quarter of Section 17, Township 1 North, Range 11 West, S.B.M., described as "PARCEL 2, as Amended" in a Final Order of Condemnation, had in Superior Court Case No. 631038, a certified copy of which is recorded in Book 47067, page 281, of Official Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Commencing at the northwesterly corner of Lot 5, Tract No. 17456, as shown on map recorded in Book 453, page 8, of Maps, in the office of said recorder, said northwesterly corner also being the southeasterly terminus of that certain course having a bearing and length of N. 50° 37' 48" E. 326.05 feet in the northwesterly boundary of said "PARCEL 2, as Amended"; thence North 50° 37' 48" East along said northwesterly boundary, a distance of 156.97 feet to the TRUE POINT OF BEGINNING; thence South 40° 35' 15" East 28.31 feet to the northwesterly side line of that certain 20-foot strip of land described in Easement Deed to the City of Sierra Madre, recorded in Book 48114, page 160, of said Official Records; thence northeasterly along said northwesterly side line to the southeasterly prolongation of that certain course having a length of 93.54 feet in the generally easterly boundary of Parcel 1, Parcel Map No. 23691, filed in Book 260, pages 82 and 83, of Parcel Maps, in the office of said recorder; thence North 39° 11' 45" West along said southeasterly prolongation to the most easterly corner of said Parcel 1; thence South 50° 37' 48" West along the southeasterly line of said of Parcel 1 and its southwesterly prolongation to the true point of beginning.

Containing: 2,567± square feet

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Jbm(10-28-03)

EXHIBIT A